

Voted at Meeting of 12/13/61

INTER-OFFICE COMMUNICATION

TO Kane Simonian, Executive Director
AT
FROM Robert E. McGovern, Real Estate Officer
AT

December 12, 1961

ATTENTION:

SUBJECT

Government Center Project -
Adjustment of Use and Occupancy Charges

ok

The adjustments recommended below are submitted for Board approval:

1. Utility Engineers - 79 Cambridge Street, Account #897.
November 1, 1961, Use and Occupancy Charge - \$500. per month.
Recommended for December 1, 1961 - \$250.
Memo from A. Griffin of site office verifies that this Company has vacated approximately one-half of space formerly occupied under lease for \$500. per month.
2. Fred Leslie Corporation - 39 Sudbury Street, Account #537
November 1, 1961, Use and Occupancy Charge - \$190. per month.
Recommended for November 1, 1961 - full abatement.
This corporation liquidated prior to our taking. The space they occupied is now occupied by Charm Leather Products. Originally we charged Charm Leather Products \$400. for the use of part of the basement and the entire third and sixth floors. Our site office representative, Mr. Buckman, advises that Charm actually occupies the third and fifth floors. Since the space occupied by Charm is substantially the same as originally charged for, it is not necessary to adjust their use and occupancy charge. ok
3. Elm Farm Foods - 154 Hanover Street, Account #21
November 1, 1961, Use and Occupancy Charge - \$1,250. per month.
Recommended November 1, 1961 - \$680.
Prior to our taking, Elm Farm Food's lease was based on 3% of sales with a minimum of \$7,500. In their letter attached hereto, they report rents that decreased from \$14,753. in 1956-1957 to \$9,996. for the year ending June 1961. The lease also provided that Elm Farm had the right to use fixtures and equipment owned by the owner of the real estate, Mr. Castignetti. I based the use and occupancy charge of \$680. on sales for the year 1960-1961, with an allowance of \$120. for the use of the personal property items, owned by Mr. Castignetti. A list of these items is attached. ok
4. T. Noonan & Sons - 38 Portland Street - Account #804. ok
November 1, 1961, Use and Occupancy Charge - \$1,500 per month.
Recommended abatement of full use and occupancy charge for December. Attorney for the T. Noonan Co. advises by letter that the Company commenced moving to new location in November and expects to be fully moved by mid December. He also advises that no business will be conducted at the Portland Street location after December 1. A. Griffin, in memo to me, confirms that the attorney's statements

To: Kane Simonian

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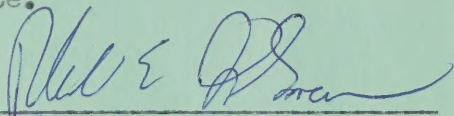
are substantially correct.

5. Lambert & Co. - 79 Sudbury Street - Account #865

November 1, 1961 - Use and Occupancy Charge - \$600. per month
Recommended December use and occupancy charge of \$100. ok

I have received a letter from Lambert & Co. in which they state that they have leased space as of 11/1/61 in another building at 920 Commonwealth Avenue, and are now paying rent for two locations. Mr. A. Griffin of the site office reports that the lease executed to the Lambert Co. for the Commonwealth Avenue property was witnessed by J. Buckman of the site office. He also reports that they have commenced moving and expect to be fully moved before the end of the month. Under such circumstances, I feel that very little use is actually made of the premises and the charge, therefore, should be commensurate.

rem/mfc

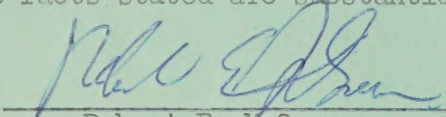

Robert E. McGovern

encls.

6. David Short - 20 Pemberton Square - Account #1147, Rooms 402-406

November 1, 1961 - Use and Occupancy Charge - \$330. per month
Recommended, effective November 1, 1961 - \$200.

Mr. Short advises in letter of November 30, 1961, that he occupies approximately one-half of the area for which he was paying a rental of \$330. to the former owner. He requests a reduction to \$150. per month. Mr. Ullman of the First Realty Corp., after inspection of the premises occupied by Mr. Short, and upon request of A. Griffin of the site office, recommended a reduction of 40% from the Use and Occupancy charge originally established. Mr. Griffin has inspected the premises and verifies that the facts stated are substantially correct.


Robert E. McGovern

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